

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Laurelhurst / Windermere / 10

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 296

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$452,400	\$403,600	\$856,000	\$992,000	86.3%	15.18%
2007 Value	\$510,300	\$455,900	\$966,200	\$992,000	97.4%	14.81%
Change	+\$57,900	+\$52,300	+\$110,200		+11.1%	-0.37%
% Change	+12.8%	+13.0%	+12.9%		+12.9%	-2.44%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.37% and -2.44% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$501,400	\$445,400	\$946,800
2007 Value	\$565,500	\$504,700	\$1,070,200
Percent Change	+12.8%	+13.3%	+13.0%

Number of one to three unit residences in the Population: 2315

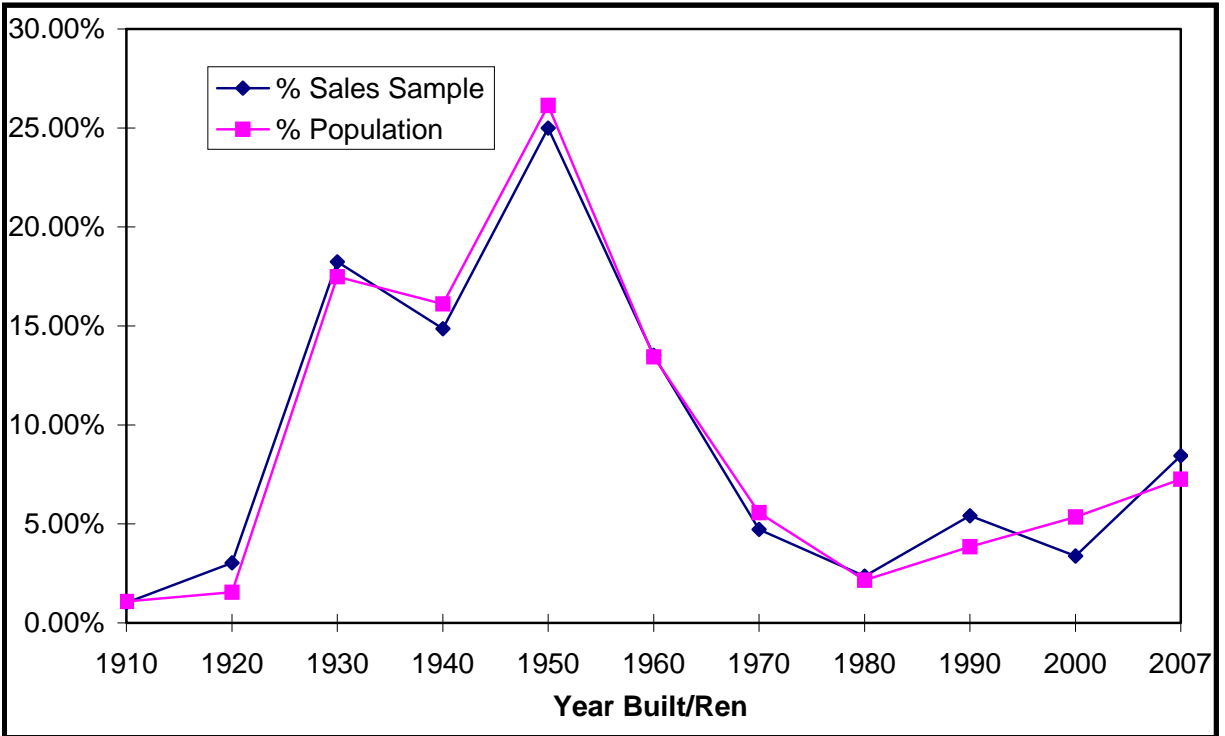
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in Neighborhood 5 had a higher assessment ratio than other properties and need less of an upward adjustment than other parcels. Properties with one-story homes with basement had a lower assessment ratio than other properties and needed a more of an upward adjustment than other properties. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	1.01%
1920	9	3.04%
1930	54	18.24%
1940	44	14.86%
1950	74	25.00%
1960	40	13.51%
1970	14	4.73%
1980	7	2.36%
1990	16	5.41%
2000	10	3.38%
2007	25	8.45%
	296	

Population		
Year Built/Ren	Frequency	% Population
1910	25	1.08%
1920	36	1.56%
1930	405	17.49%
1940	373	16.11%
1950	605	26.13%
1960	311	13.43%
1970	129	5.57%
1980	50	2.16%
1990	89	3.84%
2000	124	5.36%
2007	168	7.26%
	2315	

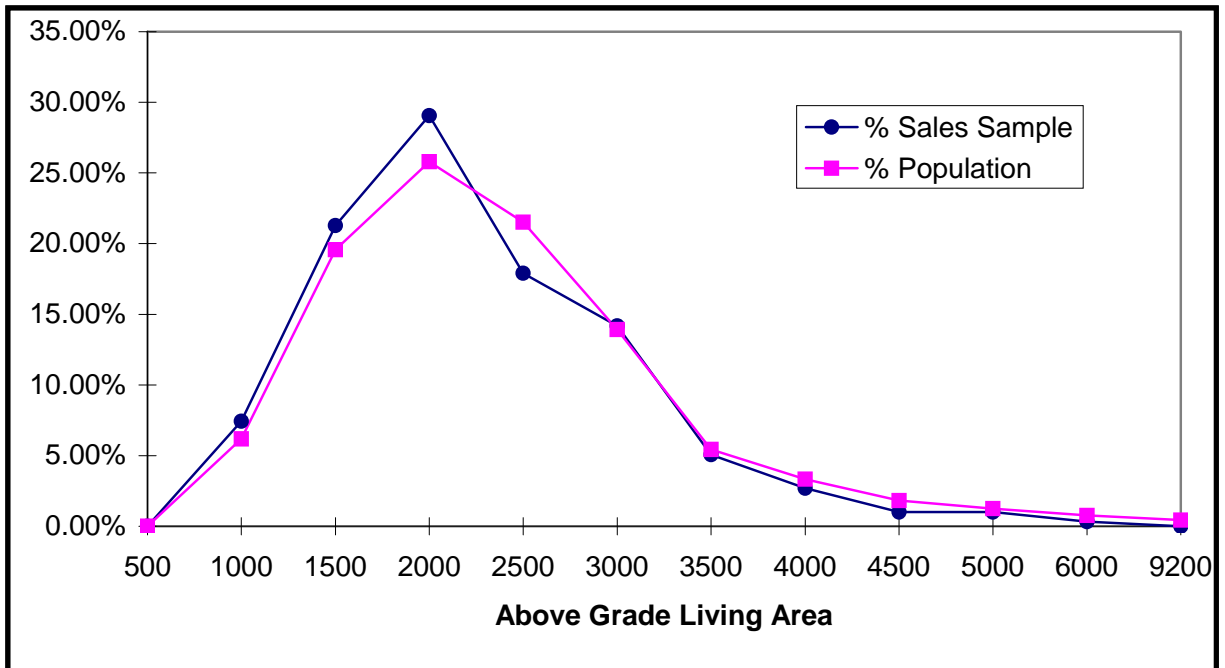


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	22	7.43%
1500	63	21.28%
2000	86	29.05%
2500	53	17.91%
3000	42	14.19%
3500	15	5.07%
4000	8	2.70%
4500	3	1.01%
5000	3	1.01%
6000	1	0.34%
9200	0	0.00%
	296	

AGLA	Frequency	% Population
500	0	0.00%
1000	143	6.18%
1500	453	19.57%
2000	597	25.79%
2500	498	21.51%
3000	322	13.91%
3500	126	5.44%
4000	77	3.33%
4500	42	1.81%
5000	29	1.25%
6000	18	0.78%
9200	10	0.43%
	2315	

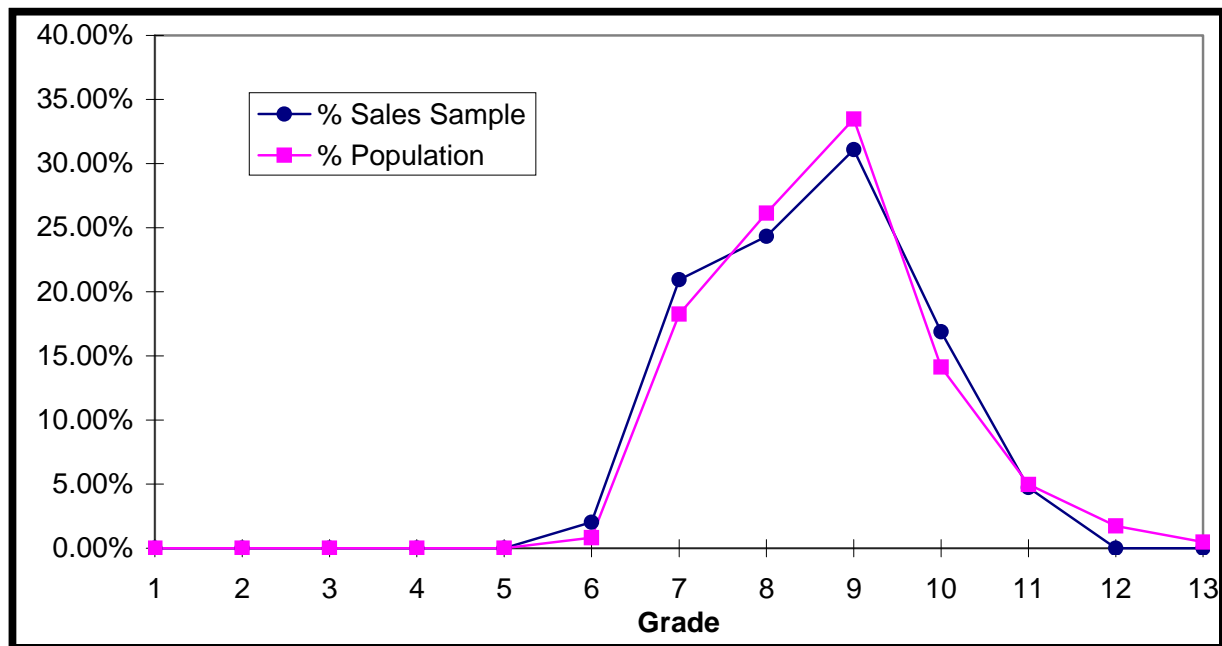


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

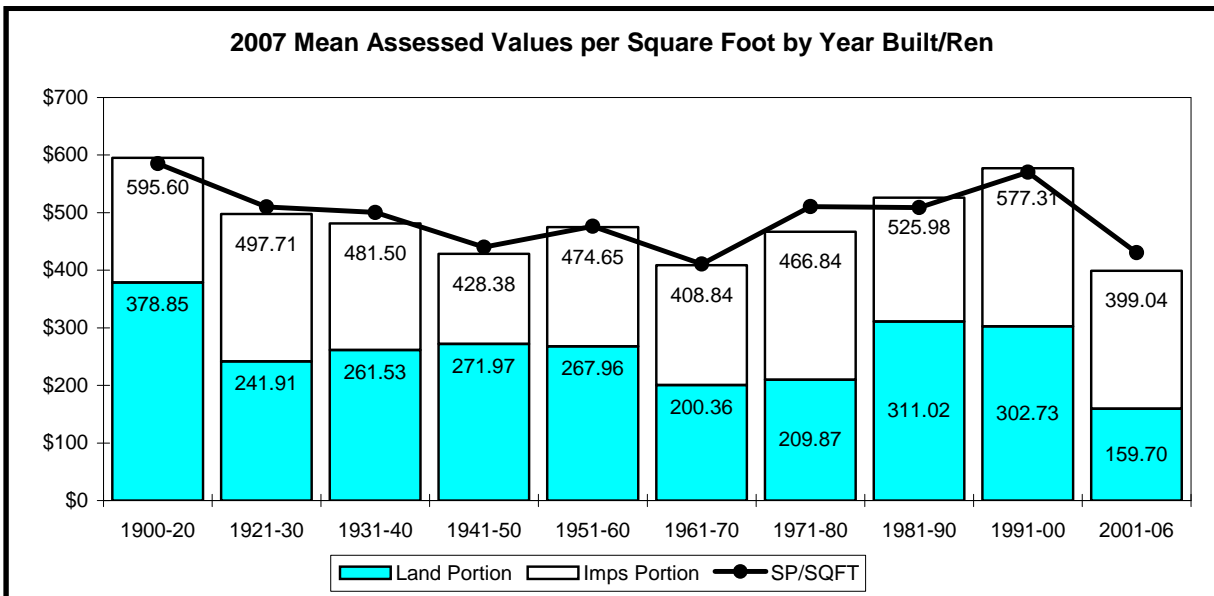
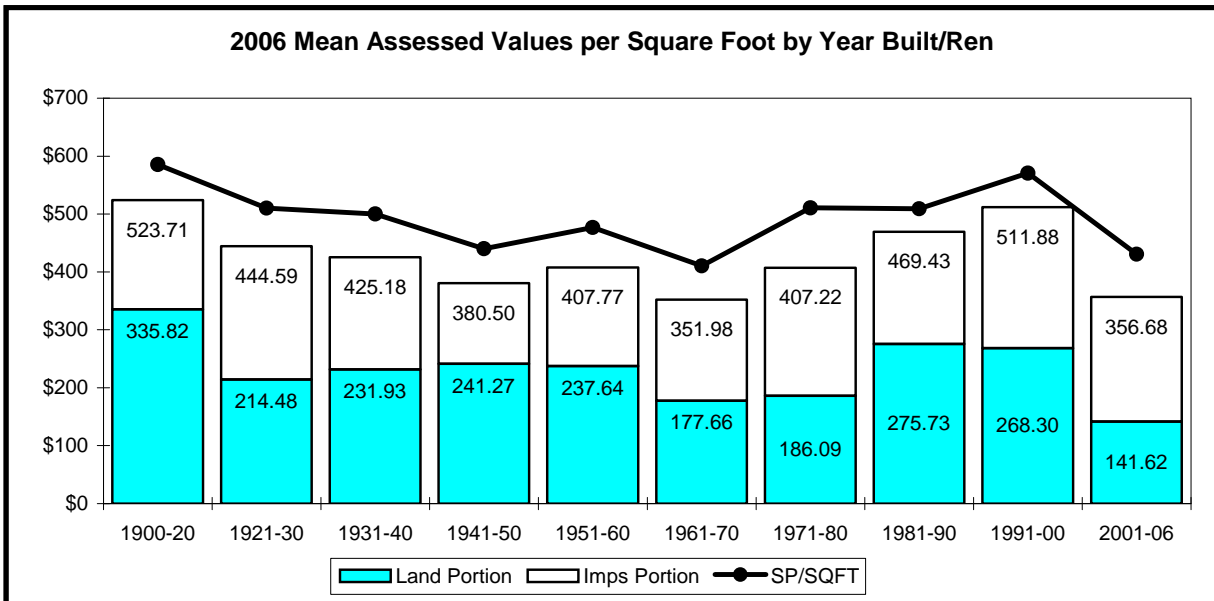
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	6	2.03%
7	62	20.95%
8	72	24.32%
9	92	31.08%
10	50	16.89%
11	14	4.73%
12	0	0.00%
13	0	0.00%
296		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	19	0.82%
7	423	18.27%
8	605	26.13%
9	775	33.48%
10	327	14.13%
11	115	4.97%
12	40	1.73%
13	11	0.48%
2315		



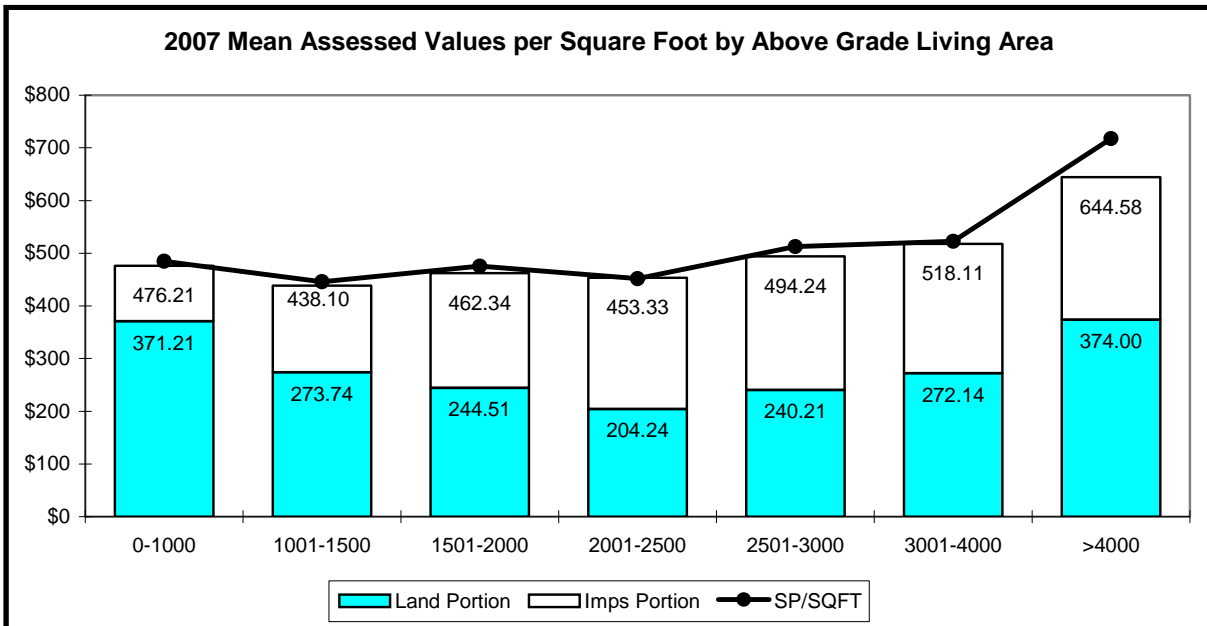
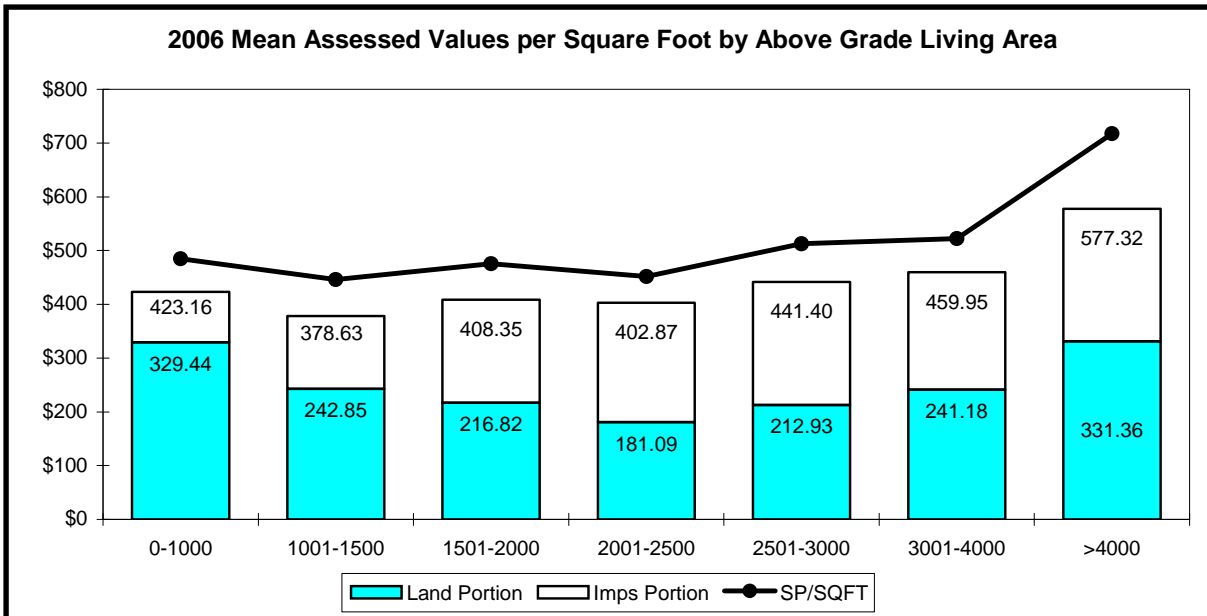
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2006 and 2007 Per Square Foot Values By Year Built / Renovated



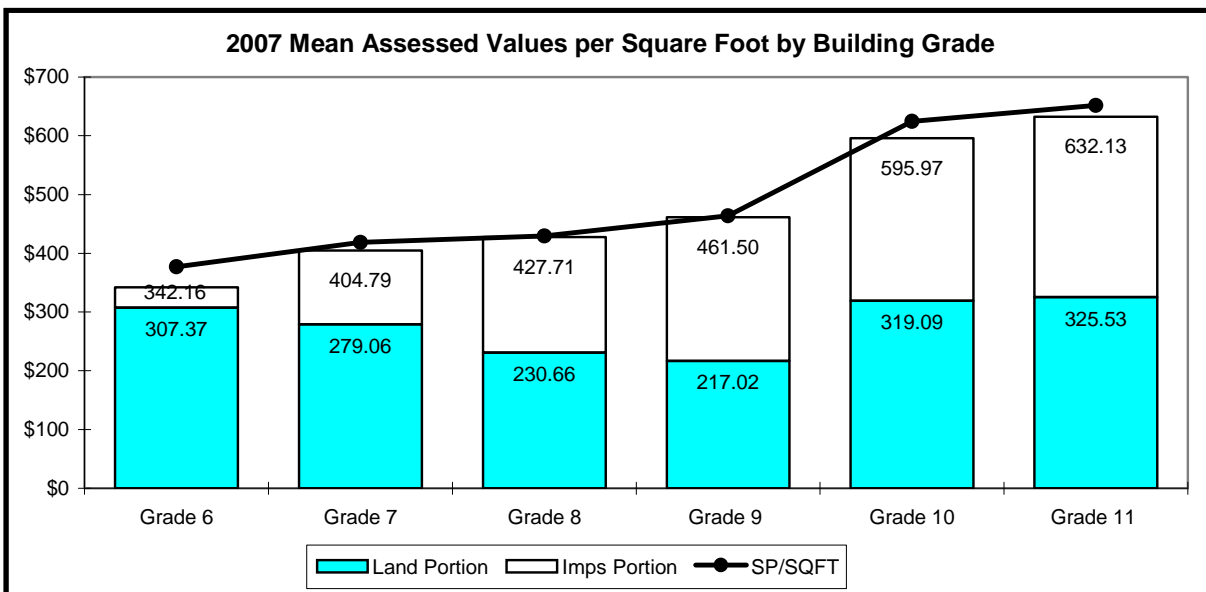
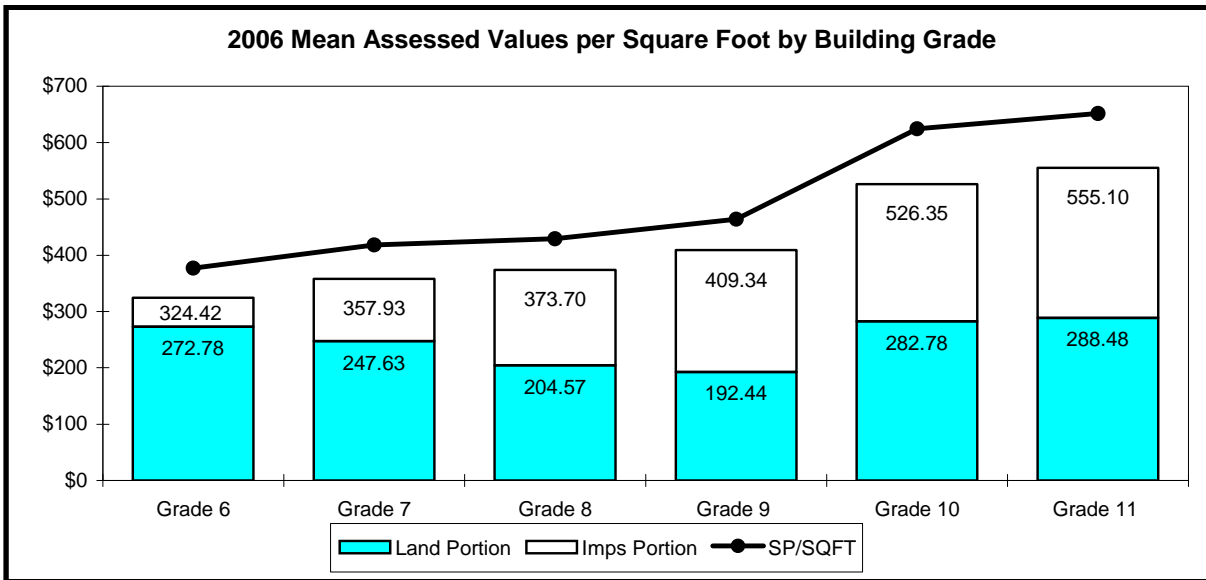
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values By Above Grade Living Area

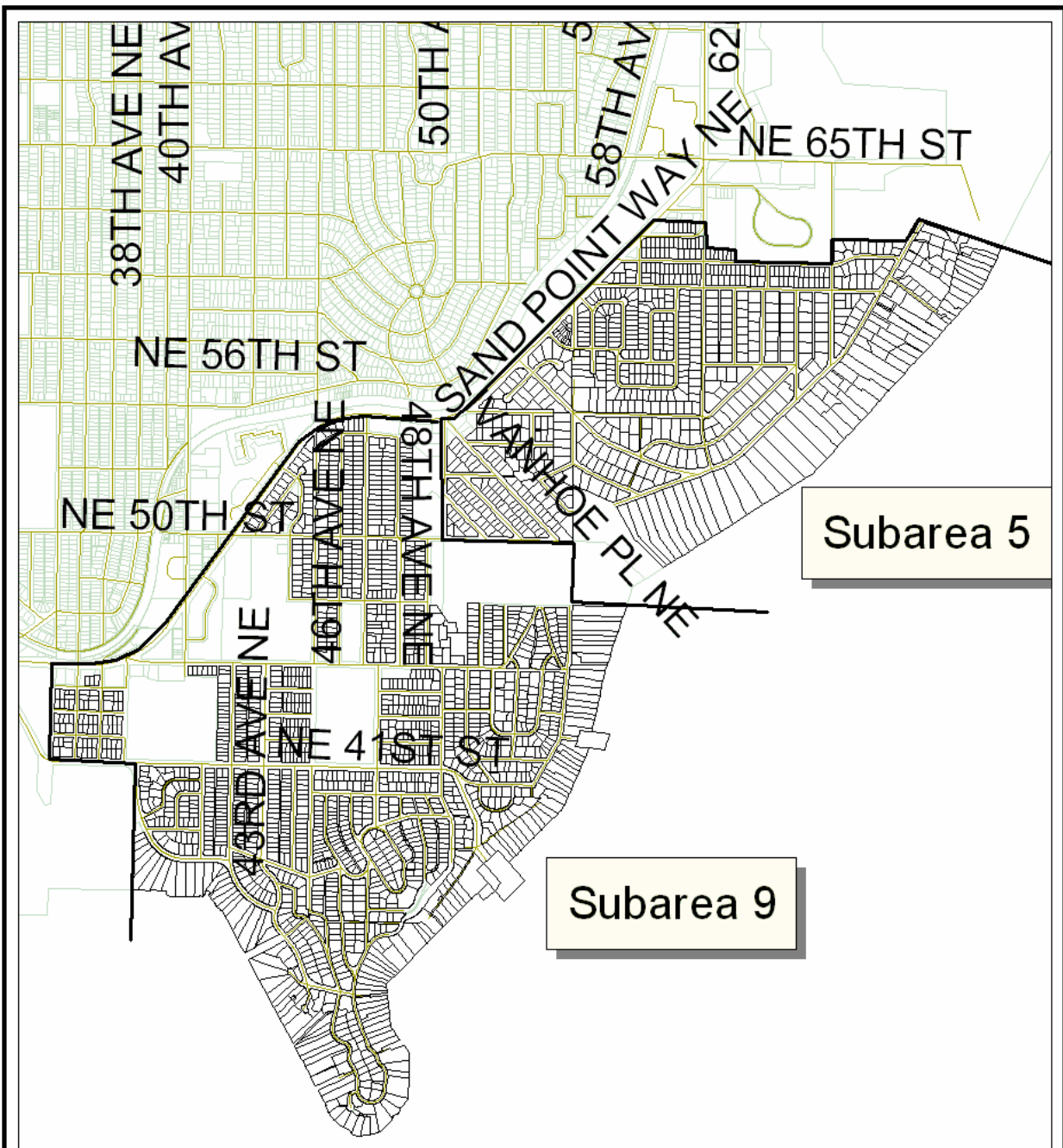


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

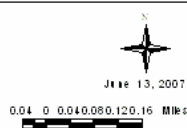


Area 10

Subareas

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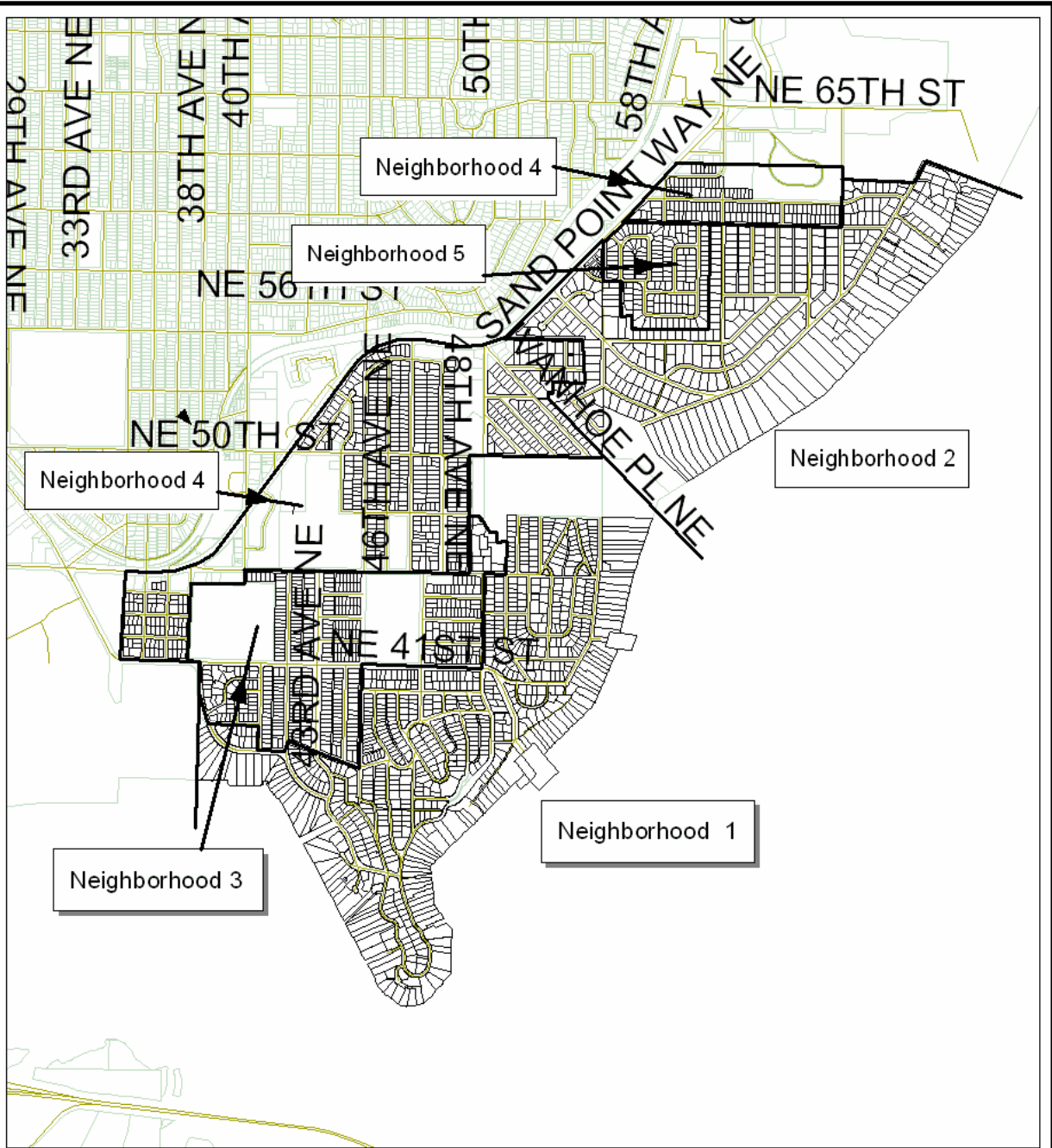
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King County

Department of Assessments

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Area 10 map data.shp
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Street address



Area 10

Neighborhood Map

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Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

2007 Land Value = 2006 Land Value x 1.129, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 296 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in Neighborhood 5 had a higher assessment ratio than other properties and need less of an upward adjustment than other parcels. Properties with one-story homes with basement had a lower assessment ratio than other properties and needed a more of an upward adjustment than other properties.

The derived adjustment formula is:

$$\text{2007 Total Value} = \text{2006 Total Value} / .895543 + 0.07405277 \text{ if located in Neighborhood 5} - 0.05308672 \text{ if a one-story with a basement}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2007 Improvements Value} = \text{2007 Total Value} \text{ minus } \text{2007 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, apply the model to the principal building.
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value * 1.129 - 2007 Land Value = 2007 Improvement Value).
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in Real Property.
 - * Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 10 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

11.66%

Neighborhood 5	Yes
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% Adjustment	-8.53%
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One-Story house w/ a basement	Yes
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% Adjustment	7.04%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a Neighborhood 5 parcel would *approximately* receive a 3.13% upward adjustment (11.66% - 8.53%). 140 parcels in the improved population would receive this adjustment. There were 30 sales.

Parcels with one-story with a basement would *approximately* receive a 18.7% upward adjustment (11.66% + 7.04%). 754 parcels in the improved population would receive this adjustment. There were 98 sales.

Parcels with one-story houses with a basement and located in Neighborhood 5 would *approximately* receive a 10.17% upward adjustment. (11.66% - 8.53% + 7.04%). 89 parcels in the improved population would receive this adjustment. There are 13 sales.

There are no properties that would receive multiple upward variable adjustments.

65.6% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 10 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.974%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Building Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
6	6	0.850	0.904	6.3%	0.761	1.046
7	62	0.855	0.963	12.6%	0.928	0.997
8	72	0.874	0.996	13.9%	0.959	1.032
9	92	0.881	0.991	12.4%	0.962	1.019
10	50	0.851	0.960	12.8%	0.914	1.007
11	14	0.837	0.947	13.3%	0.846	1.049
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1920	12	0.920	1.037	12.6%	0.959	1.114
1921-1930	54	0.864	0.966	11.8%	0.924	1.007
1931-1940	44	0.850	0.958	12.6%	0.915	1.001
1941-1950	74	0.862	0.974	13.0%	0.938	1.009
1951-1960	40	0.864	1.001	15.8%	0.949	1.053
1961-1970	14	0.863	0.998	15.6%	0.925	1.070
1971-1980	7	0.816	0.931	14.2%	0.804	1.058
1981-1990	16	0.898	1.004	11.8%	0.936	1.071
1991-2000	10	0.898	1.010	12.5%	0.907	1.113
>2000	25	0.815	0.911	11.7%	0.848	0.973
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	127	0.861	0.974	13.1%	0.949	0.999
Good	128	0.871	0.980	12.5%	0.953	1.006
Very Good	41	0.849	0.961	13.2%	0.912	1.011
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	122	0.844	0.981	16.3%	0.954	1.009
1.5	65	0.900	1.004	11.6%	0.971	1.038
2	103	0.854	0.952	11.4%	0.923	0.981
2.5	5	0.882	0.984	11.6%	0.887	1.082
3	1	1.028	1.147	11.6%	0.000	0.000

Area 10 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.974%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1001	22	0.874	0.981	12.3%	0.926	1.036
1001-1500	63	0.848	0.980	15.6%	0.939	1.020
1501-2000	86	0.858	0.972	13.2%	0.943	1.000
2001-2500	53	0.892	1.004	12.5%	0.962	1.046
2501-3000	42	0.863	0.966	12.0%	0.916	1.015
3001-4000	23	0.878	0.988	12.6%	0.924	1.052
>4000	7	0.805	0.898	11.6%	0.738	1.059
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Yes	108	0.849	0.960	13.0%	0.928	0.992
No	188	0.878	0.990	12.7%	0.970	1.009
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	280	0.866	0.980	13.1%	0.962	0.997
Yes	16	0.847	0.948	12.0%	0.877	1.020
Subarea	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	94	0.854	0.966	13.1%	0.934	0.998
9	202	0.866	0.977	12.8%	0.957	0.997
Neighborhoods	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	86	0.874	0.982	12.4%	0.950	1.015
2	32	0.846	0.969	14.6%	0.903	1.036
3	50	0.838	0.946	12.8%	0.908	0.983
4	98	0.853	0.975	14.4%	0.946	1.005
5	30	0.939	0.991	5.5%	0.948	1.033

Area 10 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.974%.

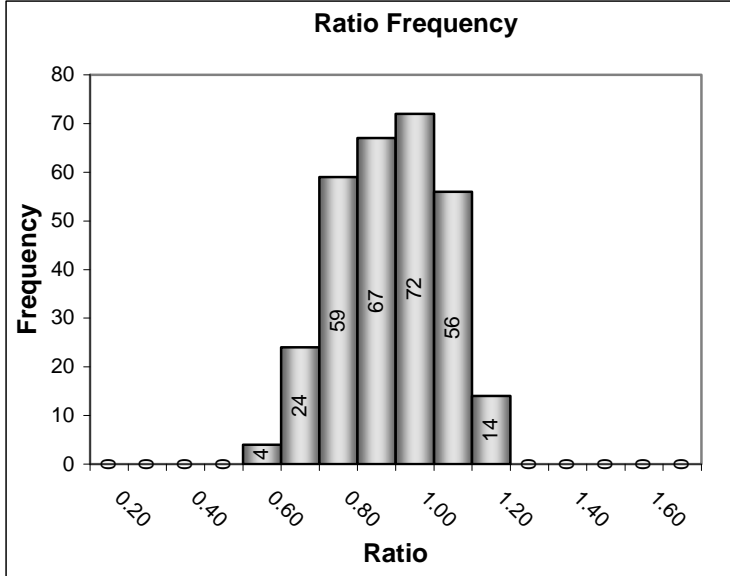
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It is difficult to draw valid conclusions when the sales count is low.

Neighborhood 5 not including One- Story homes with Basements	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	279	0.861	0.974	13.1%	0.956	0.991
Yes	17	0.949	0.978	3.0%	0.914	1.041
One-Story homes with Basements Not in Neighborhood 5	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	198	0.874	0.972	11.3%	0.952	0.993
Yes	98	0.831	0.979	17.8%	0.948	1.010
Neighborhood 5 and One-Story homes with Basements	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	283	0.862	0.973	13.0%	0.956	0.991
Yes	13	0.926	1.009	8.9%	0.948	1.070
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<5000	56	0.898	1.015	13.1%	0.979	1.051
5000-5999	91	0.876	0.991	13.1%	0.959	1.022
6000-6999	48	0.851	0.945	11.1%	0.906	0.983
7000-9999	51	0.847	0.960	13.3%	0.919	1.001
10000-14999	35	0.833	0.942	13.1%	0.879	1.005
>=15000	15	0.875	0.989	13.1%	0.918	1.060

Annual Update Ratio Study Report (Before)

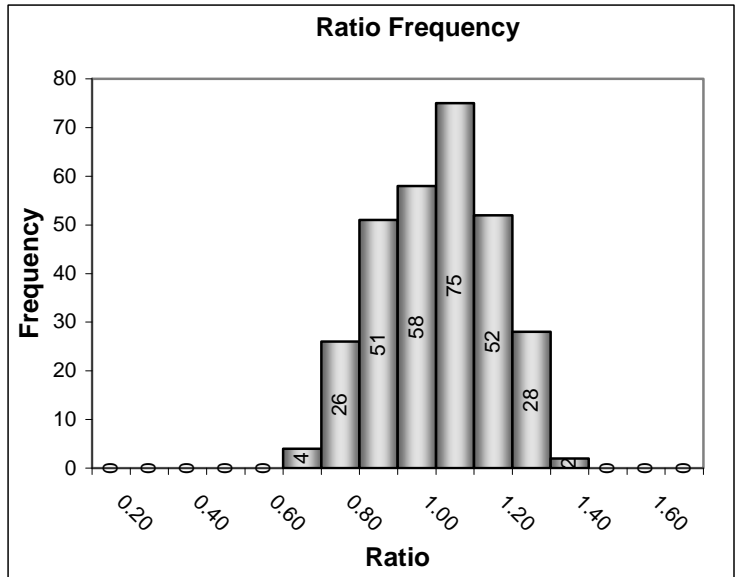
2006 Assessments

District/Team: NW District / Team 3	Lien Date: 01/01/2006	Date of Report: 6/11/2007	Sales Dates: 1/2004 - 12/2006																												
Area Laurelhurst / Windermere	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																												
SAMPLE STATISTICS		<div>Ratio Frequency</div>  <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 80 with increments of 10. The histogram has several bars with their frequencies labeled on top: a small bar at 0.50 with frequency 4, a bar at 0.60 with frequency 24, a bar at 0.70 with frequency 59, a bar at 0.80 with frequency 67, a bar at 0.90 with frequency 72, a bar at 1.00 with frequency 56, and a bar at 1.10 with frequency 14. There are also small bars at 0.40 and 1.20.</p> <table border="1"><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.40</td><td>0</td></tr><tr><td>0.50</td><td>4</td></tr><tr><td>0.60</td><td>24</td></tr><tr><td>0.70</td><td>59</td></tr><tr><td>0.80</td><td>67</td></tr><tr><td>0.90</td><td>72</td></tr><tr><td>1.00</td><td>56</td></tr><tr><td>1.10</td><td>14</td></tr><tr><td>1.20</td><td>0</td></tr><tr><td>1.30</td><td>0</td></tr><tr><td>1.40</td><td>0</td></tr><tr><td>1.50</td><td>0</td></tr><tr><td>1.60</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.40	0	0.50	4	0.60	24	0.70	59	0.80	67	0.90	72	1.00	56	1.10	14	1.20	0	1.30	0	1.40	0	1.50	0	1.60	0
Ratio	Frequency																														
0.40	0																														
0.50	4																														
0.60	24																														
0.70	59																														
0.80	67																														
0.90	72																														
1.00	56																														
1.10	14																														
1.20	0																														
1.30	0																														
1.40	0																														
1.50	0																														
1.60	0																														
Sample size (n)	296																														
Mean Assessed Value	856,000																														
Mean Sales Price	992,000																														
Standard Deviation AV	574,971																														
Standard Deviation SP	702,038																														
ASSESSMENT LEVEL																															
Arithmetic Mean Ratio	0.885																														
Median Ratio	0.897																														
Weighted Mean Ratio	0.863																														
UNIFORMITY																															
Lowest ratio	0.557																														
Highest ratio:	1.155																														
Coefficient of Dispersion	12.62%																														
Standard Deviation	0.134																														
Coefficient of Variation	15.18%																														
Price Related Differential (PRD)	1.026																														
RELIABILITY																															
95% Confidence: Median																															
Lower limit	0.863																														
Upper limit	0.914																														
95% Confidence: Mean																															
Lower limit	0.870																														
Upper limit	0.901																														
SAMPLE SIZE EVALUATION																															
N (population size)	2315																														
B (acceptable error - in decimal)	0.05																														
S (estimated from this sample)	0.134																														
Recommended minimum:	29																														
Actual sample size:	296																														
Conclusion:	OK																														
NORMALITY																															
Binomial Test																															
# ratios below mean:	142																														
# ratios above mean:	154																														
z:	0.697																														
Conclusion:	Normal*																														
*i.e. no evidence of non-normality																															

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: NW District / Team 3	Lien Date: 01/01/2007	Date of Report: 6/11/2007	Sales Dates: 1/2004 - 12/2006
Area Laurelhurst / Windermere	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	296		
Mean Assessed Value	966,200		
Mean Sales Price	992,000		
Standard Deviation AV	643,522		
Standard Deviation SP	702,038		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.007		
Weighted Mean Ratio	0.974		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 10 Both assessment level and uniformity have been improved by application of the recommended values.	
Lowest ratio	0.642		
Highest ratio:	1.338		
Coefficient of Dispersion	12.18%		
Standard Deviation	0.148		
Coefficient of Variation	14.81%		
Price Related Differential (PRD)	1.026		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.985		
Upper limit	1.022		
95% Confidence: Mean			
Lower limit	0.982		
Upper limit	1.016		
SAMPLE SIZE EVALUATION			
N (population size)	2315		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.148		
Recommended minimum:	35		
Actual sample size:	296		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	138		
# ratios above mean:	158		
z:	1.162		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 10

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	298580	0060	6/8/04	\$325,000	790	0	6	1943	5	6174	0	0	5840 57TH AVE NE
5	298580	0075	4/28/04	\$329,000	880	0	6	1943	4	6600	0	0	5826 57TH AVE NE
5	298580	0055	10/11/06	\$430,000	990	0	6	1943	4	6270	0	0	5846 57TH AVE NE
5	298580	0030	3/26/04	\$320,000	990	0	6	1943	4	6000	0	0	5622 NE 59TH ST
5	321320	0245	11/16/06	\$454,900	770	250	7	1937	4	4512	0	0	6008 57TH AVE NE
5	298580	0210	7/12/04	\$299,000	790	0	7	1943	4	6800	0	0	5823 56TH AVE NE
5	298580	0175	11/4/05	\$409,950	810	0	7	1943	3	6150	0	0	5817 57TH AVE NE
5	321320	0125	5/16/06	\$498,960	860	820	7	1942	4	5029	0	0	5706 NE 61ST ST
5	321320	0100	10/17/04	\$349,950	880	350	7	1948	4	5029	0	0	5717 NE 62ND ST
5	321320	0215	7/13/06	\$532,500	920	0	7	1938	4	5029	0	0	5721 NE 61ST ST
5	112504	9099	3/23/05	\$435,000	920	820	7	1949	4	9660	0	0	5705 NE 60TH ST
5	071400	0075	5/14/04	\$325,000	920	250	7	1947	4	5775	0	0	5721 58TH AVE NE
5	071400	0200	8/17/04	\$365,000	950	0	7	1947	4	5395	0	0	5604 57TH AVE NE
5	298580	0135	4/29/04	\$324,000	990	0	7	1943	4	5085	0	0	5830 56TH AVE NE
5	298580	0120	3/15/04	\$295,000	990	0	7	1943	4	6150	0	0	5816 56TH AVE NE
5	071400	0315	1/30/06	\$480,000	1010	390	7	1947	4	9448	0	0	5601 57TH AVE NE
5	321320	0140	11/21/06	\$505,000	1070	960	7	1937	4	5029	1	0	5722 NE 61ST ST
5	071400	0070	9/20/04	\$402,000	1090	410	7	1946	4	5775	0	0	5725 58TH AVE NE
5	298580	0070	10/20/05	\$480,500	1120	0	7	1943	4	6600	0	0	5830 57TH AVE NE
5	071400	0420	10/21/04	\$422,000	1150	350	7	1946	4	6050	0	0	5724 59TH AVE NE
5	071400	0205	10/11/04	\$415,000	1240	610	7	1947	4	6820	0	0	5710 NE 56TH ST
5	298580	0105	8/24/06	\$448,000	1250	0	7	1943	4	6273	0	0	5802 56TH AVE NE
5	298580	0085	5/17/06	\$434,000	1300	0	7	1983	3	6600	0	0	5816 57TH AVE NE
5	071400	0430	10/25/04	\$432,500	1320	500	7	1946	4	6050	0	0	5736 59TH AVE NE
5	071400	0395	9/14/04	\$459,000	1340	500	7	1947	4	6050	0	0	5624 59TH AVE NE
5	397790	0135	10/20/06	\$769,000	1350	520	7	1949	4	8100	1	0	5110 NE 54TH ST
5	071400	0155	6/22/05	\$479,000	1410	300	7	1946	3	6195	0	0	5717 59TH AVE NE
5	321320	0145	11/10/06	\$530,000	1410	500	7	1939	5	5029	0	0	5726 NE 61ST ST
5	560600	0040	3/21/06	\$633,000	1420	0	7	1945	5	5000	0	0	5035 NICKLAS PL NE
5	240950	0260	7/18/05	\$520,000	1480	0	7	1947	4	5350	0	0	6353 NE 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	240950	0260	5/19/04	\$415,000	1480	0	7	1947	4	5350	0	0	6353 NE 61ST ST
5	298580	0145	10/22/04	\$350,000	1550	300	7	1943	3	5904	0	0	5611 NE 59TH ST
5	560600	0234	6/7/06	\$760,000	1560	220	7	1946	4	5700	3	0	5031 IVANHOE PL NE
5	071400	0335	7/22/04	\$441,000	1590	450	7	1947	4	7130	0	0	5717 NE 56TH ST
5	071400	0330	3/6/06	\$580,000	1630	300	7	1947	5	7130	0	0	5711 NE 56TH ST
5	321320	0210	12/8/05	\$598,850	1750	170	7	1938	5	5029	0	0	5725 NE 61ST ST
5	298580	0050	3/10/05	\$475,000	1860	0	7	1983	3	8730	0	0	5850 57TH AVE NE
5	298580	0080	2/11/05	\$495,000	2050	0	7	1983	4	6600	0	0	5820 57TH AVE NE
5	321320	0160	9/6/05	\$585,000	950	300	8	1946	4	5885	0	0	5740 NE 61ST ST
5	560600	0209	7/6/06	\$740,000	1060	480	8	1951	5	4200	3	0	5054 NICKLAS PL NE
5	560600	0209	6/14/04	\$510,000	1060	480	8	1951	5	4200	3	0	5054 NICKLAS PL NE
5	568450	0017	7/22/05	\$400,000	1120	290	8	1951	4	4601	1	0	6018 NE 61ST ST
5	397790	0025	5/4/05	\$655,000	1280	650	8	1956	4	9480	0	0	5409 NE 55TH ST
5	240950	0455	6/21/06	\$637,000	1360	340	8	1963	3	5457	1	0	6059 NE 61ST ST
5	240950	0535	9/28/04	\$525,000	1390	990	8	1963	4	5350	3	0	6110 NE 60TH ST
5	240950	0460	7/19/05	\$554,900	1400	400	8	1962	3	5243	1	0	6053 NE 61ST ST
5	240950	0470	2/24/04	\$430,000	1400	800	8	1962	3	5350	1	0	6047 NE 61ST ST
5	560600	0241	9/25/06	\$820,000	1420	450	8	1952	4	5000	2	0	5012 HAROLD PL NE
5	397790	0105	7/21/06	\$793,000	1460	340	8	1950	4	8100	3	0	5115 NE 55TH ST
5	071400	0385	2/12/04	\$575,000	1630	880	8	1947	5	6600	0	0	5612 59TH AVE NE
5	226300	0075	12/6/04	\$559,000	1680	0	8	1952	3	12480	0	0	6537 NE 61ST ST
5	947120	0890	7/26/04	\$535,000	1760	0	8	1952	4	9600	0	0	6515 NE 60TH ST
5	226300	0040	8/10/06	\$635,000	1840	0	8	1957	4	11644	1	0	6556 NE 61ST ST
5	321320	0064	6/24/04	\$555,000	2560	580	8	1995	3	4267	0	0	5749 NE 62ND ST
5	560600	0347	9/27/05	\$985,000	2740	560	8	2005	3	5005	3	0	5058 HAROLD PL NE
5	321320	0065	10/10/05	\$664,000	2960	1230	8	1994	4	4666	0	0	5741 NE 62ND ST
5	560600	0344	11/18/05	\$1,112,000	3050	1000	8	2005	3	5005	3	0	5062 HAROLD PL NE
5	240950	0310	1/11/05	\$549,950	1050	900	9	1953	5	5564	0	0	6343 NE 61ST ST
5	560600	0206	6/30/04	\$715,000	1700	1500	9	1950	5	5418	0	0	5058 NICKLAS PL NE
5	947120	1165	9/12/05	\$900,000	1800	1630	9	1950	4	9600	1	0	5525 60TH AVE NE
5	947120	1040	10/6/06	\$850,000	1830	0	9	1951	4	11700	0	0	5430 NE WINDERMERE RD

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	947120	1140	8/4/05	\$880,000	1900	1430	9	1988	4	9600	2	0	5709 60TH AVE NE
5	112504	9188	5/16/05	\$895,000	2000	350	9	1976	4	11000	0	0	6633 NE WINDERMERE RD
5	321320	0260	5/6/04	\$825,000	2020	600	9	2001	3	6237	0	0	5726 NE 60TH ST
5	226300	0005	6/3/04	\$549,950	2090	0	9	1953	3	8925	1	0	6502 NE 61ST ST
5	947120	0835	7/28/04	\$920,000	2160	600	9	1937	4	14240	0	0	5746 65TH AVE NE
5	112504	9121	4/8/04	\$561,000	2170	0	9	2005	3	8030	0	0	5616 56TH AVE NE
5	112504	9131	11/1/05	\$625,000	2200	0	9	1955	4	9450	0	0	5612 56TH AVE NE
5	321320	0300	2/15/06	\$850,000	2340	630	9	1976	4	5076	4	0	5916 NE 60TH ST
5	321320	0305	10/28/05	\$850,000	2460	200	9	1975	4	4360	4	0	6001 60TH AVE NE
5	947120	0320	5/2/05	\$1,100,000	2770	0	9	1939	4	14000	0	0	6017 NE 57TH ST
5	298580	0115	11/5/04	\$335,000	2840	1510	9	2006	3	6150	0	0	5810 56TH AVE NE
5	947120	0065	9/8/06	\$1,725,000	3860	400	9	1952	5	9600	0	0	5727 61ST AVE NE
5	112504	9180	7/20/06	\$1,584,375	1810	770	10	1978	5	13139	7	0	6657 NE WINDERMERE RD
5	947120	0245	5/25/06	\$1,350,000	1820	1380	10	1950	4	13487	1	0	5750 64TH AVE NE
5	947220	0035	3/10/04	\$875,000	2180	1610	10	1958	5	12420	0	0	5107 KENILWORTH PL NE
5	947120	0110	2/27/06	\$1,600,000	2250	1240	10	2003	3	10800	1	0	5740 61ST AVE NE
5	947120	0115	11/20/06	\$1,188,000	2260	980	10	1946	4	10800	0	0	5726 61ST AVE NE
5	947120	1065	8/25/04	\$1,211,000	2550	1000	10	1953	5	11050	0	0	5616 NE 55TH ST
5	947120	0250	10/13/06	\$1,452,000	2680	600	10	1937	4	15050	7	0	5736 64TH AVE NE
5	112504	9140	12/20/06	\$1,040,000	2710	0	10	1959	3	13120	0	0	6563 NE WINDERMERE RD
5	947120	0105	10/18/06	\$1,095,000	2750	1280	10	1948	4	10800	1	0	5748 61ST AVE NE
5	947120	0170	11/15/05	\$1,800,000	3230	540	10	1950	4	14000	8	0	5754 63RD AVE NE
5	947120	0170	2/2/04	\$1,150,000	3230	540	10	1950	4	14000	8	0	5754 63RD AVE NE
5	112504	9167	4/26/06	\$1,155,000	3320	1280	10	1966	3	11700	0	0	6667 NE WINDERMERE RD
5	112504	9201	10/19/06	\$3,075,000	3580	0	10	2000	3	17995	11	6	6673 C NE WINDERMERE RD
5	947120	0435	5/12/04	\$1,663,000	1990	1000	11	1948	5	20000	9	0	6115 NE KESWICK DR
5	947120	0130	9/11/05	\$1,245,000	2180	860	11	1951	4	13452	9	0	6120 NE 57TH ST
5	947120	0555	3/3/06	\$1,465,000	3120	580	11	1950	5	18430	1	0	5660 NE WINDERMERE RD
5	947120	0555	9/2/05	\$1,350,000	3120	580	11	1950	5	18430	1	0	5660 NE WINDERMERE RD
5	112504	9118	12/16/04	\$1,100,000	3190	0	11	1953	4	20582	0	0	5516 NE 55TH ST
5	947120	0195	8/12/04	\$1,287,500	3460	1400	11	1949	5	16520	7	0	5706 63RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	947220	0075	11/30/06	\$2,495,000	4650	0	11	2003	4	12600	0	0	5402 NE PENRITH RD
5	947120	0785	8/21/06	\$3,900,000	4730	0	11	1928	4	39310	13	6	5747 NE AMBLESIDE RD
9	536420	0539	7/21/06	\$622,000	1350	0	6	1944	4	5200	0	0	4726 48TH AVE NE
9	422190	0125	8/30/04	\$367,500	1420	0	6	1943	3	5000	0	0	5112 46TH AVE NE
9	536420	0699	1/11/05	\$449,500	720	670	7	1943	4	5400	0	0	4511 49TH AVE NE
9	536420	0691	11/15/05	\$585,000	730	600	7	1920	4	5000	0	0	4521 49TH AVE NE
9	422190	0310	8/4/05	\$426,750	830	110	7	1943	4	6300	0	0	5106 48TH AVE NE
9	536420	0681	3/22/06	\$585,000	900	260	7	1951	4	5000	0	0	4531 49TH AVE NE
9	536420	0210	4/28/05	\$430,445	960	0	7	1951	3	5100	0	0	4701 46TH AVE NE
9	536420	0670	5/2/05	\$440,000	1010	410	7	1941	3	5000	2	0	4541 49TH AVE NE
9	982270	0190	6/6/05	\$475,000	1040	0	7	1915	3	5000	0	0	4316 36TH AVE NE
9	536420	0270	8/30/06	\$507,000	1040	600	7	1985	3	3100	0	0	4754 46TH AVE NE
9	761370	0500	3/9/06	\$576,000	1060	840	7	1940	3	4000	0	0	4839 NE 43RD ST
9	536420	0634	11/20/06	\$690,000	1110	900	7	1951	3	5300	0	0	4516 48TH AVE NE
9	536420	0634	8/3/05	\$606,250	1110	900	7	1951	3	5300	0	0	4516 48TH AVE NE
9	601250	0005	4/26/05	\$433,300	1130	390	7	1947	3	9500	0	0	4508 NE 54TH ST
9	536420	0580	6/8/05	\$509,000	1140	790	7	1915	4	5000	0	0	4745 49TH AVE NE
9	536420	0455	6/21/04	\$450,000	1160	0	7	1939	4	7350	0	0	4738 47TH AVE NE
9	614460	0010	10/31/06	\$643,122	1190	150	7	1939	3	5000	0	0	4007 NE 45TH ST
9	422190	0115	11/7/06	\$650,000	1210	0	7	1943	4	5000	0	0	5122 46TH AVE NE
9	422190	0115	6/25/04	\$395,000	1210	0	7	1943	4	5000	0	0	5122 46TH AVE NE
9	758270	0020	8/2/06	\$577,000	1230	240	7	1940	3	5000	0	0	4714 44TH AVE NE
9	758270	0025	11/1/04	\$480,000	1320	0	7	1953	4	6120	0	0	4720 44TH AVE NE
9	422190	0110	6/23/04	\$408,000	1370	420	7	1943	4	5000	0	0	5126 46TH AVE NE
9	422190	0300	7/25/05	\$527,500	1410	200	7	1943	4	6300	0	0	5116 48TH AVE NE
9	422190	0250	3/28/05	\$486,000	1480	0	7	1943	5	6800	0	0	5123 48TH AVE NE
9	422190	0315	7/7/05	\$628,500	1670	0	7	1943	4	6300	0	0	5102 48TH AVE NE
9	982270	0235	6/27/05	\$676,000	1880	0	7	1990	3	5000	0	0	3612 NE 43RD ST
9	601250	0110	9/6/06	\$720,000	1890	0	7	1947	4	8040	0	0	4705 NE 54TH ST
9	422190	0065	11/16/04	\$500,000	1900	500	7	1943	4	5000	0	0	5117 46TH AVE NE
9	536420	0255	7/24/06	\$799,950	1910	280	7	1955	4	7250	0	0	4750 46TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	982270	0275	5/16/05	\$675,000	1950	0	7	1907	5	5000	0	0	3508 NE 43RD ST
9	421740	0085	9/20/05	\$570,000	950	410	8	1942	3	4000	0	0	4334 NE 44TH ST
9	536420	0391	9/16/04	\$460,000	1040	500	8	1946	3	4959	0	0	4717 NE 47TH ST
9	421740	0560	5/18/06	\$662,500	1060	680	8	1953	3	4800	0	0	4170 42ND AVE NE
9	761370	1080	2/21/06	\$610,000	1090	720	8	1927	4	4000	0	0	4837 NE 41ST ST
9	761370	1080	12/16/04	\$595,000	1090	720	8	1927	4	4000	0	0	4837 NE 41ST ST
9	863110	0050	8/18/05	\$579,000	1120	1120	8	1940	5	5000	0	0	5035 47TH AVE NE
9	421840	0620	5/18/05	\$575,000	1180	1180	8	1939	3	6100	1	0	4545 51ST AVE NE
9	761370	0570	5/6/05	\$615,000	1200	660	8	1936	4	4500	0	0	4826 NE 42ND ST
9	072300	0300	3/29/05	\$600,000	1280	360	8	1940	3	4946	0	0	4020 41ST AVE NE
9	536420	0426	6/17/04	\$599,000	1290	430	8	1956	5	7209	0	0	4716 NE 45TH ST
9	536420	0630	5/17/06	\$600,000	1370	680	8	1941	3	5179	0	0	4812 NE 45TH ST
9	421740	0755	4/19/04	\$633,000	1450	750	8	1926	4	4800	0	0	3857 42ND AVE NE
9	536420	0705	8/31/05	\$600,000	1470	450	8	1941	3	4590	0	0	4818 NE 45TH ST
9	761370	0246	11/14/06	\$866,500	1500	1280	8	1939	3	6120	0	0	4317 50TH AVE NE
9	102504	9178	6/6/06	\$723,000	1520	1020	8	1950	4	7535	0	0	5036 47TH AVE NE
9	421740	1045	6/13/05	\$749,000	1600	440	8	1930	4	4000	0	0	3887 44TH AVE NE
9	758270	0110	8/16/06	\$665,500	1620	0	8	1957	3	6120	0	0	4737 45TH AVE NE
9	421740	1100	8/28/06	\$799,950	1630	720	8	1940	3	4000	0	0	3845 44TH AVE NE
9	421740	0785	9/22/04	\$673,000	1630	290	8	1939	3	4800	0	0	3833 42ND AVE NE
9	421740	1050	9/24/04	\$739,000	1640	700	8	1928	5	4000	0	0	3883 44TH AVE NE
9	421740	1695	7/20/06	\$1,070,000	1660	290	8	1939	3	6000	6	0	3421 W LAURELHURST DR NE
9	661300	0090	9/12/05	\$803,000	1670	1700	8	1966	3	5000	0	0	4241 51ST AVE NE
9	039450	0130	6/13/06	\$753,000	1690	1000	8	1959	3	8880	0	0	5220 SAND POINT WAY NE
9	421740	0775	6/21/06	\$731,000	1690	350	8	1926	3	4800	0	0	3841 42ND AVE NE
9	039450	0125	6/18/04	\$560,000	1690	1000	8	1959	4	7503	0	0	5214 SAND POINT WAY NE
9	421740	0750	8/18/05	\$859,000	1740	1070	8	1926	4	4800	0	0	3863 42ND AVE NE
9	072300	0340	4/5/04	\$599,000	1740	180	8	1941	3	5000	0	0	3826 41ST AVE NE
9	421740	1060	3/3/06	\$880,000	1750	710	8	1927	3	6000	0	0	3875 44TH AVE NE
9	421740	1085	8/23/05	\$975,000	1760	790	8	1927	4	4000	0	0	3855 44TH AVE NE
9	421740	0265	6/18/04	\$610,000	1760	0	8	1928	4	4000	0	0	4334 NE 42ND ST

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	421840	0680	6/6/06	\$1,100,000	1770	500	8	1940	5	5500	0	0	4507 51ST AVE NE
9	536420	0080	10/31/05	\$599,950	1790	0	8	1931	3	5000	0	0	4535 46TH AVE NE
9	536420	0695	3/7/05	\$885,000	1840	800	8	2004	3	5000	0	0	4517 49TH AVE NE
9	536420	0500	11/28/05	\$600,000	1860	0	8	1943	3	7350	0	0	4733 48TH AVE NE
9	421740	1185	6/30/04	\$790,000	1870	0	8	1926	4	6000	0	0	3836 43RD AVE NE
9	421740	1240	8/23/06	\$829,000	1880	280	8	1939	4	6000	0	0	4407 NE 41ST ST
9	039450	0090	1/9/04	\$595,000	1900	1000	8	1959	3	7176	0	0	4260 NE 50TH ST
9	421840	0175	7/6/06	\$1,040,000	1910	330	8	1941	4	5657	5	0	4533 E LAUREL DR NE
9	761370	0270	4/21/04	\$686,000	1920	200	8	1929	4	4000	0	0	4848 NE 43RD ST
9	421740	0795	8/3/05	\$729,000	1930	400	8	1924	4	4800	0	0	3825 42ND AVE NE
9	421740	0150	6/22/05	\$825,000	1960	850	8	1926	3	4000	0	0	4316 NE 43RD ST
9	536420	0435	11/18/05	\$760,000	1970	0	8	1987	4	9702	0	0	4716 47TH AVE NE
9	421740	0540	4/12/04	\$660,000	2060	0	8	1907	4	4800	0	0	4154 42ND AVE NE
9	536420	0620	6/23/04	\$670,000	2090	300	8	1998	3	4590	0	0	4802 NE 45TH ST
9	661300	0065	3/26/04	\$800,000	2160	310	8	1939	4	5000	0	0	4204 50TH AVE NE
9	039450	0105	1/26/06	\$790,000	2220	1500	8	1959	3	8424	0	0	5015 44TH AVE NE
9	536420	0340	1/19/05	\$788,000	2270	400	8	1914	4	10490	0	0	4708 NE 45TH ST
9	039450	0115	7/7/05	\$708,000	2410	2000	8	1962	3	7275	0	0	5201 SAND POINT PL NE
9	536420	0549	7/16/04	\$685,000	2420	0	8	1983	3	5200	0	0	4742 48TH AVE NE
9	661300	0820	2/24/04	\$935,000	2420	790	8	1930	5	5000	4	0	4417 55TH AVE NE
9	039450	0070	5/6/05	\$735,000	2660	1200	8	1960	3	7410	0	0	5030 SAND POINT PL NE
9	536420	0680	8/6/05	\$1,075,000	2690	1100	8	2005	3	5000	2	0	4537 49TH AVE NE
9	421740	1015	7/20/06	\$930,000	2720	0	8	1926	3	4800	0	0	3862 42ND AVE NE
9	421740	0530	11/8/04	\$605,000	1240	900	9	1957	4	4800	0	0	4146 42ND AVE NE
9	761370	0261	5/24/06	\$720,000	1370	800	9	1962	3	3760	0	0	4303 50TH AVE NE
9	072300	0087	8/29/05	\$715,000	1450	740	9	1955	3	5238	0	0	3921 NE 41ST ST
9	072300	0086	8/29/05	\$625,000	1450	600	9	1955	3	5340	0	0	3929 NE 41ST ST
9	761370	0850	7/26/05	\$579,000	1510	180	9	1936	3	5000	2	0	4515 NE 41ST ST
9	072300	0220	7/19/06	\$835,000	1540	400	9	1952	3	4945	1	0	3900 NE 38TH ST
9	072300	0360	3/2/04	\$770,000	1540	890	9	1931	4	5000	0	0	3808 41ST AVE NE
9	761370	0930	8/5/05	\$865,000	1590	400	9	1929	3	4400	3	0	4712 NE 40TH ST

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	422190	0175	12/18/04	\$647,000	1590	600	9	2004	3	4600	0	0	5137 47TH AVE NE
9	761370	0790	6/14/05	\$607,650	1600	200	9	1927	3	5000	1	0	4822 NE 41ST ST
9	421840	0070	6/7/06	\$910,000	1610	770	9	1939	4	3889	1	0	4520 E LAUREL DR NE
9	982270	0380	11/1/05	\$735,000	1620	910	9	1973	3	5000	0	0	3717 NE 43RD ST
9	421840	0285	3/15/06	\$1,067,000	1660	1310	9	1947	3	6995	12	0	4546 W LAUREL DR NE
9	421940	0900	5/29/06	\$960,000	1690	340	9	1920	3	10000	0	0	3506 47TH AVE NE
9	421740	0065	7/26/04	\$659,600	1710	240	9	1929	3	4000	0	0	4320 NE 44TH ST
9	421940	0840	8/26/05	\$729,800	1710	330	9	1924	3	4800	0	0	3608 47TH AVE NE
9	421740	0100	4/1/05	\$805,000	1750	600	9	1930	4	4000	0	0	4335 NE 44TH ST
9	072300	0580	6/20/06	\$1,330,000	1760	1270	9	1941	3	6216	6	0	4125 SURBER DR NE
9	661300	0110	7/13/04	\$861,000	1770	640	9	1941	4	5000	0	0	4221 51ST AVE NE
9	421740	0425	8/5/05	\$1,025,000	1800	100	9	1928	3	6000	1	0	4221 43RD AVE NE
9	421840	0060	8/2/06	\$845,000	1800	0	9	1931	3	4094	4	0	4511 55TH AVE NE
9	421740	1440	12/18/06	\$995,000	1810	660	9	1930	4	5000	3	0	3508 43RD AVE NE
9	421840	0640	7/28/06	\$766,300	1810	240	9	1931	3	5000	0	0	4529 51ST AVE NE
9	421940	1236	12/13/05	\$1,125,000	1820	930	9	1957	3	8965	10	0	3879 51ST AVE NE
9	421740	0970	8/20/04	\$739,000	1820	960	9	1927	3	4800	1	0	3826 42ND AVE NE
9	421840	0085	9/16/04	\$920,000	1860	300	9	1947	3	3920	3	0	4532 E LAUREL DR NE
9	072300	0040	7/21/04	\$1,050,000	1880	1300	9	1954	4	9560	1	0	3904 NE BELVOIR PL
9	661300	1305	3/19/04	\$845,000	1900	1080	9	1983	3	5000	1	0	5125 NE 42ND ST
9	421740	0060	2/17/06	\$980,000	1920	480	9	1931	4	4000	0	0	4316 NE 44TH ST
9	761370	0920	4/28/06	\$975,675	1920	0	9	1929	3	4000	1	0	4553 NE 41ST ST
9	661300	0245	9/9/04	\$762,500	1930	910	9	1941	3	5000	0	0	4410 51ST AVE NE
9	661300	1286	10/12/05	\$1,325,000	1960	650	9	1926	4	7350	0	0	5111 NE 42ND ST
9	421740	1215	4/10/06	\$955,000	1970	0	9	1929	4	6000	0	0	3866 43RD AVE NE
9	421840	0570	7/28/05	\$1,150,000	2000	370	9	1940	4	8000	5	0	4540 51ST AVE NE
9	421840	0415	8/2/05	\$871,000	2010	700	9	1931	4	5304	6	0	4560 52ND AVE NE
9	421740	0870	4/10/06	\$1,060,000	2030	240	9	1931	3	6000	3	0	3865 43RD AVE NE
9	421740	1515	9/27/05	\$1,279,000	2050	900	9	1926	5	6360	0	0	3634 42ND AVE NE
9	421490	0040	7/12/05	\$1,310,000	2060	1480	9	1949	4	8560	0	0	5101 NE 41ST ST
9	661300	0125	5/18/04	\$869,000	2060	0	9	1931	3	8512	0	0	4211 51ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	421940	0530	6/20/06	\$1,270,000	2070	800	9	1925	4	5000	5	0	3911 47TH AVE NE
9	421840	0155	6/1/06	\$1,417,000	2070	1180	9	1936	4	7114	9	0	4550 W LAUREL DR NE
9	661300	0015	2/21/05	\$933,000	2070	1110	9	1925	4	4649	0	0	5024 NE 41ST ST
9	661300	0355	5/8/06	\$1,111,000	2100	500	9	1930	4	5047	0	0	4216 51ST AVE NE
9	421740	0165	7/26/05	\$889,000	2140	350	9	1929	3	4000	0	0	4328 NE 43RD ST
9	421740	1235	10/21/05	\$875,000	2160	150	9	1926	3	6000	0	0	3888 43RD AVE NE
9	421940	0735	5/3/06	\$1,250,000	2170	400	9	1928	3	7200	0	0	3802 47TH PL NE
9	421940	0610	8/6/04	\$1,225,000	2180	1010	9	1921	5	6559	0	0	4714 NE 39TH ST
9	982270	0440	3/11/05	\$639,950	2180	0	9	1939	4	5300	0	0	4102 37TH AVE NE
9	761370	1085	4/1/04	\$785,000	2200	300	9	1926	3	4000	0	0	4841 NE 41ST ST
9	421940	1075	5/25/05	\$1,075,000	2250	700	9	1926	4	5400	9	0	3824 49TH AVE NE
9	421940	1200	11/14/06	\$975,000	2300	0	9	1926	3	5500	1	0	3909 50TH AVE NE
9	421840	0530	6/15/04	\$1,240,000	2310	850	9	1990	4	5000	1	0	4514 51ST AVE NE
9	421940	0685	4/23/04	\$949,000	2340	270	9	1927	4	7500	0	0	3905 48TH PL NE
9	761370	0965	7/14/05	\$1,060,000	2350	550	9	1931	4	6000	0	0	4622 NE 40TH ST
9	761370	0895	12/8/04	\$982,500	2350	1000	9	1936	4	6000	0	0	4541 NE 41ST ST
9	982270	0435	10/21/04	\$895,000	2370	920	9	2004	3	4500	0	0	3706 NE 41ST ST
9	421940	1000	6/15/06	\$1,560,000	2400	530	9	1970	4	4448	12	0	3817 49TH AVE NE
9	982270	0540	2/21/06	\$850,000	2400	220	9	1938	5	7000	0	0	3500 NE 41ST ST
9	421740	1275	3/26/04	\$977,000	2430	450	9	1931	4	9600	5	0	3861 45TH AVE NE
9	982270	0240	6/16/04	\$850,000	2440	790	9	1990	3	5000	0	0	3600 NE 43RD ST
9	421840	0005	3/15/04	\$805,000	2440	0	9	1950	4	9200	1	0	4557 55TH AVE NE
9	982270	0365	9/15/04	\$775,000	2460	0	9	1964	3	5000	0	0	4212 37TH AVE NE
9	072300	0205	5/7/04	\$1,275,000	2470	700	9	1940	5	5000	3	0	3920 NE 38TH ST
9	661300	0750	6/2/06	\$1,405,000	2480	600	9	1936	3	5000	5	0	4317 55TH AVE NE
9	421940	0740	8/30/06	\$1,570,000	2520	550	9	1930	5	7200	1	0	3736 47TH PL NE
9	536420	0365	10/10/06	\$1,218,000	2540	840	9	2006	3	5510	0	0	4536 47TH AVE NE
9	661300	0775	7/14/05	\$1,200,000	2540	1350	9	1960	5	5978	12	0	5321 NE 43RD ST
9	758270	0100	3/15/06	\$1,287,000	2560	880	9	2005	3	4080	2	0	4743 45TH AVE NE
9	421740	1175	12/7/06	\$1,425,000	2570	0	9	1929	5	6000	0	0	3826 43RD AVE NE
9	982270	0081	11/22/04	\$750,000	2590	910	9	2004	3	3998	0	0	3612 NE 44TH ST

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	421940	1010	10/30/06	\$1,650,000	2630	1100	9	1925	4	7066	11	0	3831 49TH AVE NE
9	421840	0650	9/11/05	\$850,000	2930	0	9	2006	3	5500	2	0	4525 51ST AVE NE
9	072300	0450	7/22/06	\$1,578,000	2980	920	9	1998	3	10010	0	0	3946 SURBER DR NE
9	072300	0450	2/19/04	\$1,309,500	2980	920	9	1998	3	10010	0	0	3946 SURBER DR NE
9	536420	0035	9/8/04	\$1,010,000	3070	0	9	2003	3	5000	0	0	4540 45TH AVE NE
9	039450	0146	5/4/05	\$795,950	4280	0	9	1969	4	7440	2	0	5054 44TH AVE NE
9	661300	0781	5/17/05	\$1,050,000	1700	1320	10	1988	3	6153	9	0	5313 NE 43RD ST
9	661300	1160	5/24/06	\$2,500,000	1760	1470	10	1957	3	9326	12	6	4208 55TH AVE NE
9	761370	0621	5/11/06	\$1,045,000	1920	750	10	1970	3	5040	4	0	4116 48TH AVE NE
9	421740	1930	9/29/06	\$1,275,000	2000	0	10	1976	3	7504	10	0	3413 E LAURELHURST DR NE
9	072300	0510	7/19/05	\$2,650,000	2190	1750	10	1995	3	17152	6	0	3915 SURBER DR NE
9	761370	0815	11/11/04	\$925,000	2250	700	10	1930	3	6000	4	0	4804 NE 41ST ST
9	661300	0315	9/7/05	\$1,775,000	2340	1130	10	1929	5	10682	4	0	5126 NE 42ND ST
9	421740	2035	6/20/06	\$2,545,000	2520	450	10	1919	4	12899	14	6	3310 E LAURELHURST DR NE
9	112504	9042	12/3/05	\$2,726,000	2550	1160	10	1988	3	20408	15	6	4516 55TH AVE NE
9	661300	0645	4/20/05	\$1,402,000	2580	1200	10	1993	4	4800	12	0	4330 53RD AVE NE
9	421740	0865	5/26/05	\$1,560,000	2600	1070	10	1930	5	6000	3	0	3871 43RD AVE NE
9	421740	1625	4/26/05	\$1,240,000	2600	1100	10	1963	3	9632	6	0	3223 NE 33RD ST
9	982270	0437	1/3/05	\$1,128,750	2660	880	10	2004	3	5000	0	0	3710 NE 41ST ST
9	102504	9164	8/25/06	\$1,160,000	2680	0	10	2005	3	5588	0	0	5014 48TH AVE NE
9	102504	9164	2/27/06	\$1,049,000	2680	0	10	2005	3	5588	0	0	5014 48TH AVE NE
9	421740	2405	10/30/06	\$2,100,000	2690	570	10	1920	3	12204	6	6	3155 W LAURELHURST DR NE
9	536420	0530	6/6/05	\$945,000	2740	0	10	2005	3	5250	0	0	4712 48TH AVE NE
9	421740	1915	7/12/05	\$2,400,000	2780	0	10	1924	5	9591	15	0	3431 E LAURELHURST DR NE
9	421940	0135	6/28/05	\$1,284,000	2800	1120	10	2004	3	3880	0	0	4516 NE 38TH ST
9	421740	2005	3/26/04	\$1,750,000	2800	700	10	1984	3	13688	14	6	3368 E LAURELHURST DR NE
9	421490	0170	9/6/05	\$3,600,000	2810	730	10	1938	3	11310	14	6	5129 NE LAURELCREST LN
9	421490	0110	10/13/06	\$1,965,600	2820	0	10	1936	4	10281	12	0	5147 NE LATIMER PL
9	421740	0960	12/27/05	\$1,400,000	2840	750	10	2002	3	4800	1	0	3818 42ND AVE NE
9	421940	0310	3/21/05	\$1,500,000	2920	1200	10	1921	4	12600	5	0	3516 46TH AVE NE
9	661300	1325	7/6/04	\$1,670,000	3000	1810	10	1923	4	9849	8	0	5305 NE 42ND ST

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	761370	0455	7/25/05	\$1,150,000	3030	970	10	1967	4	5625	0	0	4811 NE 43RD ST
9	421740	2430	5/11/05	\$3,375,000	3130	1600	10	1917	5	16520	6	6	3129 W LAURELHURST DR NE
9	421940	0982	4/8/04	\$1,260,000	3210	920	10	1998	3	5600	6	0	3803 49TH AVE NE
9	421490	0179	8/18/05	\$3,250,000	3300	500	10	2004	3	8592	14	6	5117 NE LAURELCREST LN
9	661300	1310	7/18/05	\$1,200,000	3390	1310	10	1919	4	7971	6	0	5231 NE 42ND ST
9	421840	0100	4/14/04	\$1,450,000	3460	1000	10	1930	5	6952	9	0	4546 E LAUREL DR NE
9	422190	0305	7/21/06	\$1,289,000	3630	400	10	2006	3	6300	0	0	5112 48TH AVE NE
9	421740	1365	4/21/06	\$1,600,000	3680	0	10	1927	5	10300	0	0	3530 W LAURELHURST DR NE
9	421740	1365	8/23/04	\$1,370,000	3680	0	10	1927	5	10300	0	0	3530 W LAURELHURST DR NE
9	661300	0920	7/6/06	\$3,800,000	3920	1840	10	1996	3	21600	9	6	4418 55TH AVE NE
9	112504	9146	12/27/05	\$2,545,000	3980	780	10	1927	3	13323	15	6	4506 55TH AVE NE
9	421740	1855	6/14/04	\$2,290,000	4430	1170	10	1909	5	18200	1	0	3303 E LAURELHURST DR NE
9	421840	0320	2/24/05	\$1,570,000	2760	460	11	2001	3	6160	16	0	4533 W LAUREL DR NE
9	661300	0330	6/16/04	\$1,280,000	2840	1080	11	1971	3	5450	0	0	5114 NE 42ND ST
9	421740	2010	6/13/06	\$2,800,000	3700	910	11	1986	4	14555	14	6	3360 E LAURELHURST DR NE
9	421740	2390	11/24/04	\$4,200,000	4130	1000	11	1923	4	16008	6	6	3033 W LAURELHURST DR NE
9	421740	2135	5/4/06	\$4,250,000	4530	1680	11	1990	3	10340	13	6	3120 E LAURELHURST DR NE
9	072300	0475	6/8/05	\$5,750,000	5720	1870	11	1942	5	35660	6	6	3949 SURBER DR NE

Improved Sales Removed from this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	071400	0130	12/27/06	\$655,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	071400	0290	9/21/06	\$447,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	071400	0440	5/12/05	\$397,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	102504	9151	9/15/06	\$569,990	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9246	5/3/06	\$527,959	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9247	5/3/06	\$567,593	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9248	5/4/06	\$559,990	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9249	5/12/06	\$479,376	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9250	5/1/06	\$489,990	% COMPLETE
5	102504	9251	11/13/06	\$574,990	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9252	10/17/06	\$511,990	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9253	10/31/06	\$544,990	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9255	7/31/06	\$504,990	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9256	8/21/06	\$551,690	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9257	6/19/06	\$541,187	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9258	6/26/06	\$489,990	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9259	11/24/06	\$509,990	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9259	11/16/06	\$479,990	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9260	9/12/06	\$569,990	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	102504	9261	7/31/06	\$509,990	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	112504	9117	6/2/06	\$670,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	112504	9125	9/15/04	\$871,150	RELATED PARTY, FRIEND, OR NEIGHBOR
5	112504	9143	6/30/06	\$2,965,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	112504	9180	7/20/04	\$815,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	112504	9184	9/20/04	\$695,000	TEAR DOWN
5	112504	9196	10/25/05	\$4,300,000	NON-REPRESENTATIVE SALE
5	112504	9200	6/7/04	\$510,000	DOR RATIO
5	226300	0030	9/6/05	\$825,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	226300	0085	2/23/04	\$799,500	NO MARKET EXPOSURE
5	240950	0310	6/7/04	\$376,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	240950	0455	11/17/05	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	298580	0035	10/13/05	\$401,000	PREVIOUS IMPROVEMENT <=25K
5	321320	0135	10/26/05	\$180,000	DOR RATIO;QUIT CLAIM DEED
5	321320	0310	2/10/04	\$425,000	OBSOLESCENCE
5	397790	0084	4/19/04	\$647,500	OBSOLESCENCE
5	397790	0257	7/19/05	\$388,000	PREVIOUS IMPROVEMENT <=25K
5	560600	0431	8/6/04	\$483,000	% COMPLETE
5	568450	0045	11/29/05	\$486,250	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	947120	0040	8/26/04	\$725,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	947120	0050	7/21/04	\$700,000	OBSOLESCENCE; UNFIN AREA
5	947120	0060	1/21/05	\$850,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	947120	0070	4/6/04	\$540,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	947120	0085	11/16/04	\$875,000	QUESTIONABLE PER APPRAISAL
5	947120	0126	5/12/04	\$915,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	947120	0175	5/22/04	\$1,375,000	% COMPLETE
5	947120	0200	3/9/04	\$1,200,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	947120	0220	12/23/04	\$1,100,000	VACANT LAND SALE
5	947120	0256	9/26/05	\$1,150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	947120	0326	3/3/04	\$1,225,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	947120	0410	11/16/06	\$1,195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	947120	0415	3/22/04	\$925,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	947120	0655	12/29/04	\$1,500,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	947120	0970	7/30/04	\$650,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	947120	0980	8/19/04	\$960,000	% COMPLETE
5	947120	1055	6/28/05	\$840,000	TEAR DOWN
5	947120	1165	5/4/05	\$925,000	NO MARKET EXPOSURE
5	947220	0020	11/8/04	\$1,607,000	NON-REPRESENTATIVE SALE
9	039450	0149	2/25/04	\$580,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	072300	0040	10/2/06	\$1,235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	072300	0040	11/30/04	\$2,100,000	NON-REPRESENTATIVE SALE
9	072300	0160	3/6/06	\$875,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	072300	0210	8/29/05	\$967,400	RELATED PARTY, FRIEND, OR NEIGHBOR
9	072300	0370	4/1/04	\$595,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	102504	9162	4/26/06	\$455,000	PREVIOUS IMPROVEMENT <=25K
9	102504	9167	11/2/05	\$430,000	PREVIOUS IMPROVEMENT <=25K
9	102504	9174	8/10/06	\$1,100,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
9	102504	9174	7/28/05	\$440,000	TEAR DOWN
9	421490	0125	5/6/05	\$750,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
9	421490	0165	2/9/04	\$2,475,000	UNFIN AREA
9	421740	0085	12/15/05	\$456,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
9	421740	0160	4/8/04	\$664,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	421740	0330	6/3/05	\$835,000	QUESTIONABLE DATA
9	421740	0460	3/28/05	\$777,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	421740	0555	11/24/04	\$460,000	NON-REPRESENTATIVE SALE
9	421740	0590	1/2/04	\$410,000	NO MARKET EXPOSURE
9	421740	0675	1/12/05	\$485,300	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	421740	0675	7/1/05	\$675,000	QUESTIONABLE DATA
9	421740	0815	8/17/04	\$799,900	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	421740	0815	8/17/04	\$799,900	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	421740	0900	8/18/05	\$880,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	421740	0950	3/3/04	\$480,000	OBSOLESCENCE
9	421740	1025	12/22/05	\$522,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	421740	1190	6/14/05	\$713,500	OBSOLESCENCE
9	421740	1255	5/13/04	\$800,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	421740	1270	11/10/04	\$665,000	OBSOLESCENCE
9	421740	1285	12/22/05	\$693,692	TEAR DOWN
9	421740	1611	12/21/04	\$550,000	PREVIOUS IMPROVEMENT <=25K
9	421740	1695	6/1/06	\$835,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	421740	1728	5/13/05	\$1,285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	421740	1820	7/6/04	\$650,000	DOR RATIO; NO MARKET EXPOSURE
9	421740	1860	2/7/06	\$1,275,000	SEGREGATION AND/OR MERGER;
9	421740	2135	6/8/06	\$4,400,000	NO MARKET EXPOSURE
9	421740	2140	4/9/04	\$2,600,000	IMPROVEMENT COUNT
9	421740	2200	6/6/06	\$900,000	NON-REPRESENTATIVE SALE
9	421740	2345	5/17/04	\$3,390,000	% COMPLETE
9	421740	2425	3/29/04	\$2,440,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	421740	2460	8/9/05	\$5,100,000	NON-REPRESENTATIVE SALE
9	421840	0539	9/12/06	\$1,175,000	RELOCATION - SALE BY SERVICE
9	421840	0539	6/6/06	\$1,175,000	RELOCATION - SALE TO SERVICE
9	421840	0635	3/5/04	\$720,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	421940	0145	2/16/06	\$545,000	TEAR DOWN
9	421940	0220	5/27/05	\$1,020,000	DOR RATIO
9	421940	0400	4/5/06	\$760,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	421940	0400	5/10/04	\$691,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	421940	0425	4/22/04	\$760,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	421940	0710	6/25/04	\$885,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	421940	0860	8/25/04	\$1,560,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	421940	1160	5/28/04	\$1,050,000	NO MARKET EXPOSURE;
9	421940	1230	7/28/06	\$1,290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	421940	1236	10/13/05	\$329,018	PARTIAL INTEREST (1/3, 1/2, Etc.)
9	421940	1270	1/7/05	\$835,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	422190	0050	10/11/06	\$1,050,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
9	422190	0050	9/13/05	\$400,000	TEAR DOWN
9	422190	0255	2/23/05	\$152,500	DOR RATIO; NON-REPRESENTATIVE SALE
9	422190	0290	5/4/04	\$422,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	422190	0305	6/14/05	\$389,950	DOR RATIO
9	536420	0080	10/6/06	\$775,000	QUESTIONABLE DATA
9	536420	0185	5/5/04	\$450,000	DOR RATIO
9	536420	0191	3/31/06	\$667,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	536420	0205	12/13/04	\$255,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
9	536420	0365	6/27/05	\$636,842	TEAR DOWN; SEGREGATION AND/OR MERGER
9	536420	0381	4/19/04	\$375,000	NON-REPRESENTATIVE SALE
9	536420	0428	11/27/05	\$950,000	DOR RATIO; NON-REPRESENTATIVE SALE
9	536420	0481	11/15/06	\$1,210,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
9	536420	0481	8/8/05	\$430,000	TEAR DOWN
9	536420	0505	2/26/06	\$580,000	RELOCATION - SALE BY SERVICE
9	536420	0505	1/3/06	\$580,000	RELOCATION - SALE TO SERVICE
9	536420	0525	4/26/04	\$440,000	NON-REPRESENTATIVE SALE
9	536420	0530	4/19/04	\$250,000	DOR RATIO
9	536420	0544	7/23/04	\$421,000	NO MARKET EXPOSURE
9	536420	0559	5/21/04	\$250,000	DOR RATIO; TEAR DOWN
9	536420	0680	11/16/04	\$359,000	DOR RATIO
9	536420	0695	3/8/04	\$379,500	DOR RATIO
9	536420	0713	11/29/05	\$825,000	CORPORATE AFFILIATES

Improved Sales Removed from this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	536420	0713	12/8/05	\$350,625	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
9	536420	0713	1/6/06	\$350,625	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
9	601250	0015	11/11/04	\$320,000	NON-REPRESENTATIVE SALE
9	601250	0140	5/22/04	\$410,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	614460	0005	11/1/06	\$650,000	NO MARKET EXPOSURE
9	614460	0010	5/13/04	\$417,125	RELATED PARTY, FRIEND, OR NEIGHBOR
9	614460	0015	12/30/06	\$675,000	NO MARKET EXPOSURE
9	614460	0025	11/27/06	\$1,100,000	NO MARKET EXPOSURE
9	661300	0235	12/9/05	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	661300	0275	4/15/04	\$500,000	NO MARKET EXPOSURE
9	661300	1170	8/25/06	\$3,050,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
9	661300	1170	4/29/04	\$1,800,000	QUESTIONABLE DATA
9	661300	1355	3/21/06	\$715,000	NON-REPRESENTATIVE SALE
9	661300	1360	4/1/05	\$650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	661300	1400	7/5/05	\$865,000	OBSOLESCENCE
9	758270	0075	8/22/05	\$456,500	TEAR DOWN
9	758270	0075	8/31/06	\$500,000	TEAR DOWN, NO MARKET EXPOSURE
9	758270	0100	10/15/04	\$639,950	TEAR DOWN
9	761370	0220	6/22/06	\$705,000	OBSOLESCENCE
9	761370	0225	10/12/06	\$660,000	TEAR DOWN
9	761370	0235	4/14/04	\$470,000	DOR RATIO
9	920700	0040	11/22/05	\$1,600,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
9	982270	0075	6/23/06	\$765,000	NO MARKET EXPOSURE
9	982270	0160	6/23/05	\$709,000	NO MARKET EXPOSURE
9	982270	0170	8/29/05	\$97,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
9	982270	0300	3/17/04	\$480,000	RELOCATION - SALE BY SERVICE; NON-REPRESENTATIVE SALE
9	982270	0300	3/17/04	\$480,000	RELOCATION - SALE TO SERVICE; NON-REPRESENTATIVE SALE



King County
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Scott Noble
Assessor

MEMORANDUM

DATE: January 4, 2007
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2007 Revaluation for 2008 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr